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FORM D

PROCESSED

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

OMB Approval
OMB Number: 3235

mber: 3235-0076 May 31, 2005

FORM D

MAR 2 7 2007

THOMSON FINANCIAL NOTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4 (6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

07048017

DATE RECEIVED

Name of Offering (check if this is an amendment and name has changed, and indicate change.) Milestone Real Estate Investors II LP - Limited Partnership Interests Filing Under (Check box(es) that apply): ☐ Rule 504 X Rule 506 □ ☐ Rule 505 Section 4(6) MAR Type of Filing: ■ New Filing □ Amendment A. BASIC IDENTIFICATION DATA 1. Enter the information requested about the issuer Name of Issuer (check if this is an amendment and name has changed, and indicate change.) 786 Milestone Real Estate Investors II LP Address of Executive Offices (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code) 5429 LBJ Freeway, Suite 800, Dallas, Texas 75240 (214) 561-1206 Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code) (if different from Executive Offices) Brief Description of Business Ownership and management of multifamily real estate properties. Type of Business Organization □ corporation limited partnership, already formed other (please specify): limited partnership, to be formed ☐ business trust Month Year Actual or Estimated Date of Incorporation or Organization: 111 016 ☑ Actual ☐ Estimated Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State; DE CN for Canada; FN for other foreign jurisdiction)

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

SEC 1972 (2-99) 1 of 8

A.BASIGIDENTIFICATION DATA

- 2. Enter the information requested for the following:
- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;

• Each executive officer and • Each general and manag		•	porate general and manag	ging partners of	partnership issuers; and
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner	Executive Officer	☐ Director	☑ General and/or Managing Partner
Full Name (Last name first,	if individual)				
MREI GP II LLC (Gene	eral Partner of	the Issuer)	·		<u> </u>
Business or Residence Addr	ess (Number a	nd Street, City, State, Zip	Code)		
5429 LBJ Freeway, S	<u>uite 800, Dalla</u>	s, Texas 75240			
Check Box(es) that Apply:	☐ Promoter	Beneficial Owner	Executive Officer	☐ Director	General and/or Managing Partner
Full Name (Last name first,	if individual)				
The Milestone Real E	state Group, L	P. (Sole member of	MREI GP II LLC)		
Business or Residence Address	ess (Number a	nd Street, City, State, Zig	p Code)		
5429 LBJ Freeway, St	uite 800, Dalla	s. Texas 75240			
Check Box(es) that Apply:	☐ Promoter	Beneficial Owner	Executive Officer	Director	☐ General and/or Managing Partner
Full Name (Last name first,	, if individual)				
The Milestone Group	<u>, LLC (Genera</u>	Partner of The Miles	stone Real Estate Gr	oup, L.P.)	
Business or Residence Addr	ress (Number a	nd Street, City, State, Zij	p Code)		
5429 LBJ Freeway, St	uite 800, Dalla	s, Texas 75240			
Check Box(es) that Apply:	□ Promoter	☐ Beneficial Owner	☐ Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first,	, if individual)				
Goldberg, Jeffrey L. (Principal of T	he Milestone Group,	LLC)		
Business or Residence Addr	ess (Number a	nd Street, City, State, Zij	Code)		''' ==
3 West 57th Street, 10	Oth Fl., New Yo	ork. NY 10019			
Check Box(es) that Apply:	☐ Promoter	Beneficial Owner	Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first	, if individual)				
Landin, Robert P. (Pr	incipal of The	Milestone Group, LL	.C)		
Business or Residence Addr	ress (Number a	and Street, City, State, Zi	p Code)		
5429 LBJ Freeway, S	uite 800, Dalla	s, Texas 75240			
Check Box(es) that Apply:	☐ Promoter	Beneficial Owner	Executive Officer	☐ Director	☐ General and/or Managing Partner
Full Name (Last name first	, if individual)				
Business or Residence Addr	ress (Number a	and Street, City, State, Zi	p Code)	<u> </u>	<u> </u>
Check Box(es) that Apply:	☐ Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first	, if individual)				
Business or Residence Add	ress (Number a	and Street, City, State, Zi	p Code)	 -	

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

A-BASIGIDENIHIIGATIONDATA

- 2. Enter the information requested for the following:
- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;

• Each executive officer an • Each general and manage		=	porate general and manag	ging partners of	partnership issuers; and	:
Check Box(es) that Apply:	Promoter	Beneficial Owner	☐ Executive Officer	Director	General and/or Managing Partner	
Full Name (Last name first,	if individual)					
Business or Residence Address	ess (Number a	nd Street, City, State, Zi	Code)		-	
Check Box(es) that Apply:	☐ Promoter	Beneficial Owner	Executive Officer	☐ Director	General and/or Managing Partner	
Full Name (Last name first,	if individual)					
Business or Residence Addre	ess (Number a	nd Street, City, State, Zi	p Code)		_ 	
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner	
Full Name (Last name first,	if individual)		•			
Business or Residence Addr	ress (Number a	nd Street, City, State, Zij	p Code)	·		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	☐ Director	General and/or Managing Partner	
Full Name (Last name first,	if individual)	. ,		_		1
Business or Residence Addre	ess (Number a	nd Street, City, State, Zij	p Code)			
Check Box(es) that Apply:	☐ Promoter	Beneficial Owner	Executive Officer	☐ Director	General and/or Managing Partner	. 1
Full Name (Last name first,	if individual)					
Business or Residence Addr	ess (Number a	and Street, City, State, Zi	p Code)	_		r
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	Executive Officer	☐ Director	General and/or Managing Partner	
Full Name (Last name first,	, if individual)	•			•	1
Business or Residence Addr	ess (Number a	and Street, City, State, Zi	p Code)		<u>.</u>	
Check Box(es) that Apply:	☐ Promoter	Beneficial Owner	Executive Officer	Director	☐ General and/or Managing Partner	Ţ
Full Name (Last name first,	, if individual)				·	,
Business or Residence Adda	ress (Number a	and Street, City, State, Zi	p Code)			1

				B. I.	NFORMA	TION AB	OUT OF	FERING					
1. Has	the issuer s	sold, or do	es the issu	er intend t	o sell, to n	on-accredi	ted investo	ors in this (offering? .			Y e s	No x
			Ans	wer also ir	Appendix	. Column	2. if filing	under UL	OE.				
2. Wha Subj 3. Does	it is the mir lect to accept s the offeri	nimum inv ance of lessing permit	estment the	at will be a	ccepted fr	om any inc	dividual?				\$ - ,	Yes	250,00 No
4. Ente	r the infor	mation red	quested for	each pers	on who ha	s been or	will be pai	d or given	directly o	r indirectly	y, any	_	— :
	mission or												
	person to l e or states,												
	e or states, h a broker (cialeu pers	ons or		
	e (Last nam								<u> </u>				
Business	or Residen	ce Addres	s (Number	and Street	. City. Stat	te. Zin Co	de)						
	rk Aven				•	,,	,						
	Associated	· · · · · · · · · · · · · · · · · · ·		-									
	he Bank												
States in	Which Per	son Listed	Has Solici	ted or Inte	nds to Soli	cit Purcha	sers			<u> </u>			
	k "All State										[X Al	l States
AL.	□AK	□AZ	□AR	□CA	□co	□ст	DE	□DC	□FL	☐ GA	□ні		ID
□IL	ПIИ	□IA	□ĸs	□ KY	LA	 МЕ	□MD	ШМА	Шмі	MN	Шмs		мо
□мт	□NE	□NV	□NH	נא⊡	□мм	□NY	□NC	□ND	□он	□ок	□or		•
RI	□sc	SD	ווד⊠	TX	UT	VT	VA	WA	Wv	□wı	₩ Y	<u> </u>	PR
Full Nam	e (Last nan	ne first, if	individual)									
					_	<u> </u>		<u> </u>					
	or Residen		•		-	te, Zip Co	de)						
	rk Aven			- TOUT	<i>'</i>								
-	Associated			A ma aud			al bank	la4	ad hay 4h.	. Fadana	l Dasser	C.	
	he Bank							regulate	ea by the	- redera	i Keser	⁄е 5у 	stem
	Which Per				nds to Sol	icit Purcha	sers				ſ	.	
(Chec ∏AL	k "All State	es" or ched MAZ	k individu ∐AR	al States)	 □co	Пст	 □DE	Прс	 ∏FL	□GA	! Пні		l States
☐IL	□in □in	□\īA	∐KS	□KY	LA	☐ME	MD	□MA	Ш∴г Шмі	□ MN	Шиs	=	мо
□мт	□NE	□NV	□NH	נא□	□мм	□NY	□NC	□ND	□он	□ок	□or		PA
□RI	□sc	□SD	TN	⊟тx	□∪т	□vī	□v∧	□w _A	□wv	□wı	□WY		PR
Full Nam	ne (Last nar		individual	<u> </u>			 !						
Business	or Residen	ce Addres	s (Number	and Stree	t, City, Sta	te, Zip Co	de)						
			`		•	, 1	•						
Name of	Associated	Broker o	r Dealer		.				<u> </u>	<u>·</u>			.
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States in	Which Per	ran Lietar	l Hac Salic	ited or Inte	nde ta Sal	icit Durcha	Carc						
	k "All Stat											Паі	1 States
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			(Use blank	sheet, or o	opy and us	se addition	al copies o	of this shee	t, as neces	sary.)			

COFFERING PRICE NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is none or zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged. Aggregate Amount Already Offering Price Type of Security Sold Debt 0 \$__ Equity Common Preferred Convertible Securities (including warrants) 0.\$ Partnership Interests 50,000,000 \$ 27,110,691 Other (· 0 \$ Total 50,000,000 \$ 27,110,691 Answer also in Appendix, Column 3, if filing under ULOE. 2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none or zero." Aggregate Number Dollar Amount Investors of Purchases Accredited Investors Non-accredited Investors 0 \$ Total (for filings under Rule 504 only) Answer also in Appendix, Column 4, if filing under ULOE. 3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1. Dollar Amount Type of Security Type of offering Rule 505 Regulation A Rule 504 Total 4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is notknown, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees 0.00

Printing and Engraving Costs 30,000.00 Legal Fees \mathbf{x} 300,000.00 Accounting Fees 12,000.00 Engineering Fees 0.00Sales Commissions (specify finders' fees separately) 1,300,000.00 Other Expenses (identify) 0.00 Total 1,642,000.00 4 of 8

1 and total expens	rence between the aggregate ses furnished in response to I the issuer."	Part C - Question 4.a. T	his difference is the "a	djusted	\$_	48,358,0	00.00
for each of the pur check the box to t	amount of the adjusted gros poses shown. If the amount the left of the estimate. The he issuer set forth in response	for any purpose is not k total of the payments l	nown, furnish an estim isted must equal the a	ate and			
			_		Payments to Officers, Directors, & Affiliates	1	Payments To Others
Salaries and	fees			🗆 <u>s_</u>	0	□ <u>\$</u>	0
Purchase of	real estate			🗆 s_	0	× \$	44,823,619
Purchase, rei	ntal or leasing and installation	on of machinery and equ	uipment	🗆 s_	0	□s <u></u>	0
Construction	or leasing of plant buildings	s and facilities		🗆 s_	. 0	□ s <u> </u>	0
offering that	of other businesses (including may be used in exchange for ant to a merger)	r the assets or securities	s of another	🗆 s	0	□s	0
	of indebtedness					□ \$	
	oital					<u> </u>	
	fy): <u>Capital expenditure</u>					☑ <u>\$</u>	163,185
	costs			 □s_	0	🗷 s	1,631,224
	als					× _{\$}	48,358,000
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Total Payme	ents Listed (column totals add	ded)	***************************************		X \$ 48.3	58,000	
Total Payme	ents Listed (column totals add	ded)		···	X \$ 48.3	58,000	 !
Total Payme	ents Listed (column totals add	DJJEDERALSIG	<u> </u>		X \$ <u>48.3</u>	58,000	
The issuer has duly c signature constitutes	ents Listed (column totals add aused this notice to be signed an undertaking by the issuer shed by the issuer to any no	DISEDERAL SIGN by the undersigned dule to furnish to the U.S. S	NATURE y authorized person. If Securities and Exchange	this notic	e is filed under	Rule 50:	5, the following uest of its staff,
The issuer has duly c signature constitutes the information furni Issuer (Print or Type	aused this notice to be signed an undertaking by the issuer shed by the issuer to any no	DISEDERAL SIGN by the undersigned dule to furnish to the U.S. S	NATURE y authorized person. If Securities and Exchange	this notic	e is filed under	Rule 50: tten requ	5, the following pest of its staff,
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COTTERING PRICE, NUMBER OF INVESTORS, JEWRENSES AND USE OF PROCEEDS

	E. STATE	SIGNATURE			
I. Is any party described in 17 CFR 23 such rule? NOT APPLICABLE TO RULE 506 OFFI See App	,		•	Yes	No
The undersigned issuer hereby undertak Form D (17 CFR 239.500) at such times			tate in which this notice is	filed, a notic	ce on
The undersigned issuer hereby undertake issuer to offerees. NOT APPLIC.	s to furnish to the state	•	itten request, information f	urnished by	the
4. The undersigned issuer represents that t Limited Offering Exemption (ULOE) availability of this exemption has the bur	of the state in which	this notice is filed and t these conditions have be	understands that the issu		
The issuer has read this notification and kno undersigned duly authorized person.			his notice to be signed on it	ts behalf by t	the
Issuer (Print or Type)	Signature	al	Date		-1 1
Milestone Real Estate Investors II LP		130	3/19/200	57	
Name of Signer (Print or Type) Ron J. Hoyl		of The Milestone Rea	Il Estate Group, L.P., the		9

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

	-	, - ;			APPE	NDIX	·			$\equiv \Box$
1	Intend to n accreatinvest	to sell non- dited tors in ate -ltem 1)	Type of Security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)					5 Disqualificatio under State ULOE (if yes, attach explanation o waiver granted (Part E-Item 1	
State	Yes	No	Limited Partnership Interests	Number of Accredited Investors	Am	ount	Number of Non-Accredited Investors	Amount	Yes	No
AL			\$		\$			\$	<u> </u>	
AK			\$	· · · · ·	\$			\$		
AZ			\$		\$			\$		
AR			\$		\$			§		
CA		X	\$ 50,000,000	11	\$	5,300,000)\$		
со			\$		\$		<u> </u>	\$	<u> </u>	
СТ		Х	\$ 50,000,000	2	\$	500,000)\$	0	
DE			\$		\$,	\$		
DC			\$		\$			\$		
FL		х	\$ 50,000,000	4	\$	1,300,000)\$	0	
GA			\$		\$		· · · · · · · · · · · · · · · · · · ·	\$	<u> </u>	
ні			<u>\$</u>	<u> </u>	\$	<u>.</u>		\$		
ID			\$		\$			\$	<u> </u>	<u> </u>
IL		х	\$ 50,000,000	1	\$	1,250,000)\$	0	
IN			<u>\$</u>		\$			\$		
<u>IA</u>			\$		\$			\$		
KS			\$		\$			\$		
KY			\$		\$			\$	<u> </u>	
LA			\$		\$			\$		
ME			\$		\$			\$		
MD		X	\$ 50,000,000	19	\$	7,500,000		\$	0	
MA		Х	\$ 50,000,000	4	\$	1,250,000)\$	0	
MI		х	\$ 50,000,000		\$	250,000	0)\$	0	
MN		Х	\$ 50,000,000	1	5	250,000		5	0	
MS			\$		\$			\$		
МО			\$		\$			\$		

	APPENDIX											
1		2	3			4		5				
	to r accre inves	to sell non- dited tors in ate -Item 1)	Type of Security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State					Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item I)			
State	Yes	No_	Limited Partnership Interests	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No			
МТ			\$		5		\$					
NE			\$		\$		 \$					
NV			\$		\$	·	\$					
NH			\$	<u> </u>	\$		\$					
NJ		х	50,000,000	3	\$ 850,000		\$ 0					
NM			\$		\$		\$					
NY		X	\$ 50,000,000	10	3,600,000	0	\$0					
NC		х_	\$ <u>50,0</u> 00,000	2	\$ <u>1,250,000</u>	0	50					
ND			\$		<u> </u>		<u> </u>					
ОН		х	\$ 50,000,000	1,	\$ 500,000	0	\$ <u> </u>					
ОК			\$		\$		\$					
OR			\$		\$		\$					
PA	<u> </u>	х_	\$ 50,0 <u>00,000</u>	5	\$ <u>1,500,</u> 000	0	\$0					
RI		х	\$5 <u>0,0</u> 00,000	1	\$ 250,000		\$0					
SC			\$	· 	\$		\$	i				
SD			\$		\$	<u>. </u>	\$					
TN			\$		<u>\$</u>	· 	<u>\$</u>					
TX		_ X	\$ 50,000,000	2	1,310,691	0	\$ 0					
UT	<u> </u>		\$		\$		\$					
VT	_		\$		\$		\$					
VA			s		5	<u> </u>	\$					
WA	<u> </u>		\$ 		<u> </u>		<u> </u>		<u> </u>			
WV			\$		<u> </u>		<u> </u>					
WI		Х	\$ 50,000,000	1	\$ <u>250,000</u>	0	<u>0</u>					
WY PR	 - 		\$ \$		<u>}</u> k		B					
FOR			\$ \$		\$		\$ \$					
	Totals			68	\$ 27,110,691	0	\$ 0					